



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Consider initiating the Crossroads Reorganization, a 63.5 acre annexation on the west side of Lower Sacramento Road, north and south of Kettleman Lane (i.e., 570 East Taylor Road, 15201 North Lower Sacramento Road and 630 East State Route 12).

**MEETING DATE:** February 7, 1996

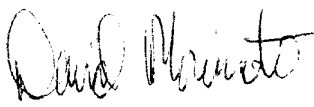
**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** Consider initiating the Crossroads Reorganization, a 63.5 acre annexation on the west side of Lower Sacramento Road, north and south of Kettleman Lane (i.e., 570 East Taylor Road, 15201 North Lower Sacramento Road and 630 East State Route 12).

**BACKGROUND INFORMATION:** If the City Council earlier in this session approved the requests of Lori W. McIntosh on behalf of Southwest Associates for a Rezoning and certification of a Negative Declaration and Dale Gillespie on behalf of Geweke Properties for a General Plan Amendment, Rezoning and certification of a Negative Declaration, the staff would recommend that the City Council initiate the Crossroads Reorganization which includes 570 East Taylor Road (APN 027-050-14); 15201 North Lower Sacramento Road (APN 027-050-23 and 630 East State Route 12 (APN 058-030-02).

The necessary data to be forwarded to LAFCO is attached to this communication.

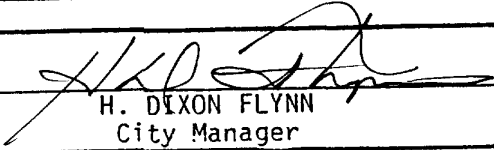
**FUNDING:** Application Fees

  
for James B. Schroeder  
Community Development Director

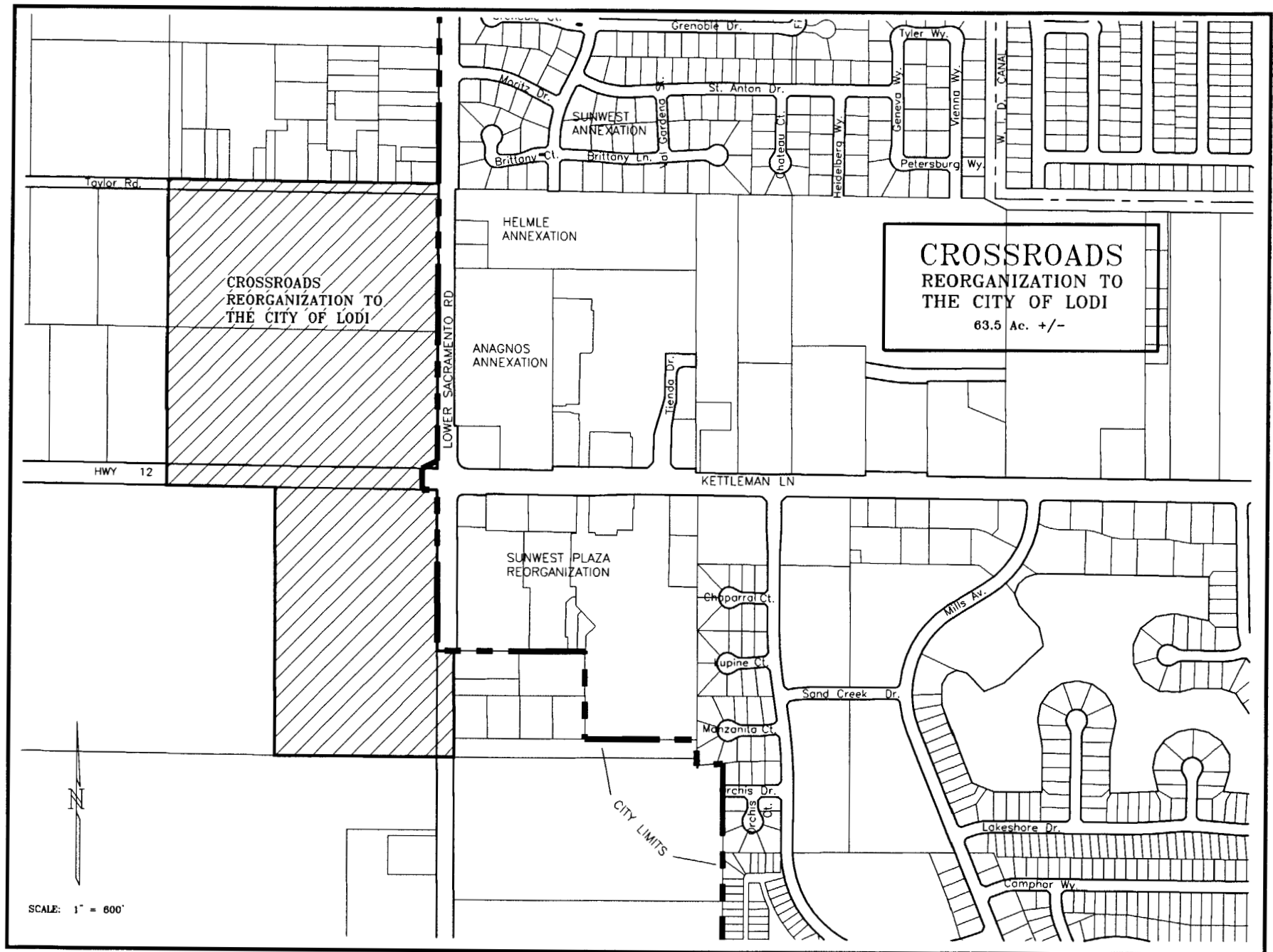
JBS/lw

Attachments

APPROVED: \_\_\_\_\_

  
H. DIXON FLYNN  
City Manager

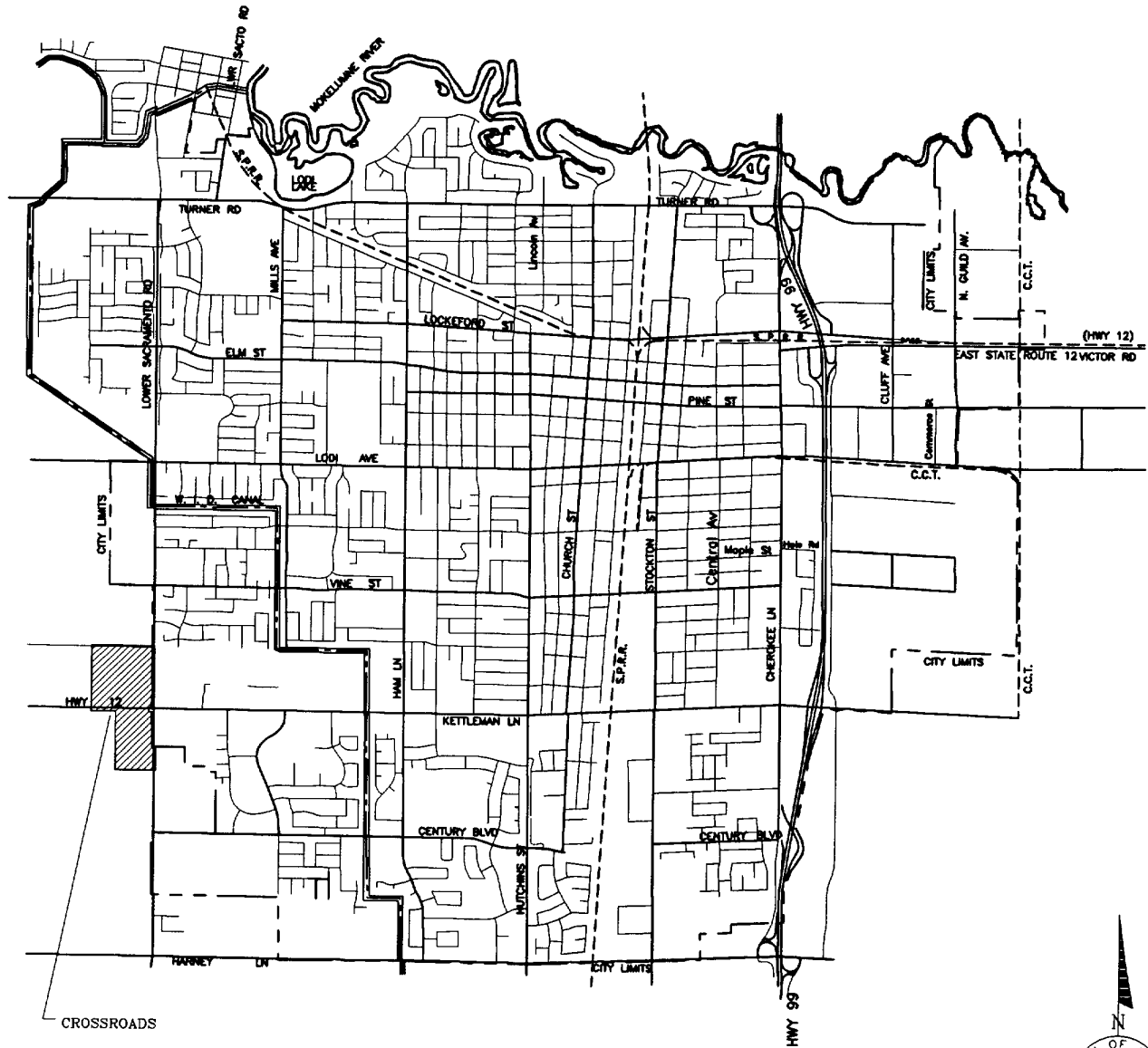






COMMUNITY DEVELOPMENT  
DEPARTMENT

CROSSROADS REORGANIZATION  
VICINITY MAP





civil engineers

**BAUMBACH & PIAZZA, INC.**

323 West Elm Street  
Lodi, California 95240

Phone (209) 368-6618  
FAX (209) 368-6610

January 25, 1996  
JOB NO. 93103 & 9419

**CROSSROADS REORGANIZATION  
TO CITY OF LODI**

A portion of the West half of Section 10 and the North half of Section 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at the Point of Intersection of the West line of Lower Sacramento Road (80 feet wide) and the centerline of Taylor Road (50 feet wide), said point also being the most southwesterly corner of the Sunwest IV Annexation to the City of Lodi; thence southerly along said West line, also being the West line of the HELMLE and ANAGNOS Annexations to the City of Lodi, 1257.88 feet more or less to the True Point of Beginning of the SUNWEST PLAZA Annexation to the City of Lodi; thence along the easterly line of said SUNWEST PLAZA Annexation South  $60^{\circ} 43' 27''$  West, 80.20 feet to the North line of Kettleman Lane; thence South  $0^{\circ} 38' 18''$  West, 100 feet to the South line of Kettleman Lane; thence along the South line of Kettleman South  $89^{\circ} 21' 42''$  East, 71.5 feet more or less to the West line of Lower Sacramento Road; thence southerly along said West line also being the western boundary of the Sunwest Plaza Reorganization 746.12 feet; thence easterly along the southern boundary of the Sunwest Plaza Reorganization 80 feet to the East line of Lower Sacramento Road; thence southerly along said East line 500.3 feet more or less to the South line of the North half of said Section 15; thence westerly along said South line last described 815.5 feet; thence northerly parallel to the East line of the Northwest quarter of said Section 15, 1246 feet to the South line of Kettleman Lane; thence along the South line of Kettleman Lane 546 feet more or less to the southerly projection of the West line of Lot 10 of the Taylor Tract as filed in Volume 3 of Maps and Plats, page 47, San Joaquin County Records; thence northerly along said projected line 1398.9 feet more or less to the Northwest corner of Lot 7 of said Taylor Tract; thence continue northerly 25 feet to the North line of Taylor Road (50 feet wide); thence easterly along the North line of Taylor Road 1281.5 feet more or less to the West line of Lower Sacramento Road; thence southerly along the West line of Lower Sacramento Road 25 feet to the Point of Beginning and containing 63.5 acres more or less.



**JUSTIFICATION OF PROPOSAL**  
**FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES**

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY  
c/o Gerald F. Scott, Executive Officer  
1810 E. Hazelton  
Stockton, CA 95205

(209) 468-3198

Date: January 12, 1996

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

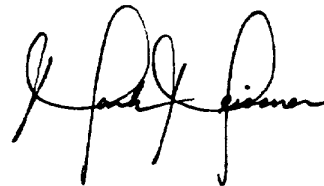
<input type="checkbox"/> incorporate a city	<input type="checkbox"/> disincorporate a city
<input type="checkbox"/> form a district	<input type="checkbox"/> dissolve a district
<input checked="" type="checkbox"/> annex territory to an agency	<input checked="" type="checkbox"/> detach territory from an agency
<input type="checkbox"/> consolidate existing agencies	

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8.5" 11" which is the most preferable size and shall be no larger than 18"X 26".
4. Filing an processing fees in accordance with LAFCO fee schedule.

The following person (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

<u>Lori Wentland McIntosh</u>	<u>801 S. Ham Lane, Suite B, Lodi, CA 95242</u>	<u>(209) 333-0904</u>
(Name)	(Address)	(Phone)
<u>Daryl Geweke</u>	<u>P.O. Box 1210, Lodi, CA 95241</u>	<u>(209) 333-6500</u>
(Name)	(Address)	(Phone)
<u>Jennifer Perrin</u>	<u>P.O. Box 3006, Lodi, CA 95241-1910</u>	<u>(209) 333-6702</u>
(Name)	(Address)	(Phone)



(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexation by name:  
CROSSROADS ANNEXATION  
Annex territory to the City of Lodi. Detach from Woodbridge Rural County Fire Protection District, Woodbridge Irrigation and Water Conservation District, and San Joaquin County Resource Conservation District.
2. Statutory provisions governing proceedings:  
Local Government Reorganization Act 1985
3. Do proposed boundaries create an island or corridor of unincorporated territory? No
4. Do proposed boundaries split lines of assessment or ownership? No
5. Land area affected: Square miles .099 Acres 63.5
6. Population in subject area: 0 Number or registered voters: 0
7. Registered voter density (per acre): 0  
Number of dwelling units: 0
8. Estimate of population increase in next 10 years: 320
9. Present land use of subject area: Agriculture, Row Crops.
10. What is the intended development of this area: Approx. 46.2 acres of Shopping Center with Parking, and 17.3 acres of low density residential.
11. Present zoning: GA-40, General Agriculture (County)
12. Describe proposed zoning changes: 46.2 acres, will be zoned C-S, commercial shopping which allows for the development of a shopping center.. The remaining land, approximately 17.3 acres, will be zoned R-2, residential single family allowing one dwelling per 5,000 square foot or larger lot, with the provision for duplexes on corner lots of 6,000 square feet or larger.
13. Assessed value of land: \$ 373,742
14. Assessed value of improvements: \$ 1,935
15. Value of publicly owned land in area: \$ 0
16. Governmental services required by this proposal which are not presently available: City services including: water, sewer, storm drainage, police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? County services: Woodbridge Rural County Fire Protection District, private well and septic system, and San Joaquin County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Existing streets, water, sewer, and storm drain lines must be extended into the project area.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No estimate is available.
20. How will such costs be met? Street improvements and utility extensions will be done by the developer at his expense. In addition, the developer will be required to pay development impact mitigation fees to help cover the costs of existing and future capital improvements.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. Check here if you are submitting further comments and evaluations on additional pages. ☐

Important Notice Regarding Disclosure of Campaign Contributions Made to LAFCO Commissioners on Page 3.  
(Rev. 4-85)

CITY COUNCIL

DAVID P. WARNER, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
RAY G. DAVENPORT  
STEPHEN J. MANN  
JACK A. SIEGLOCK

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
FAX (209) 333-6842

H. DIXON FLYNN  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
RANDALL A. HAYS  
City Attorney

## CROSSROADS ADDITION -- CITY SERVICE PLAN AND PRIME AGRICULTURAL CONVERSION STATEMENT.

### Enumeration of Services

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Pacific Gas and Electric (P.G.&E.), Pacific Bell, and California Waste Removal provide natural gas, local telephone service, and refuse collection for all parcels within the City limits.

### Level and Range of Service

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, and water lines located within the Lower Sacramento Road right-of-way. Future extensions of these lines from Lower Sacramento Road in the Kettleman Lane and Taylor Road right-of-ways would also serve the properties. A storm drainage system does not exist for these properties; however, the City's Storm Drainage plan has been designed to provide for the area in the future. Any development of the property would require that the necessary storm drainage infrastructure be constructed. As stated above, electricity, police, fire, natural gas, refuse collection, and telephone service is available to the properties and will be provided by the City, P.G.&E., California Waste Removal, and Pacific Bell.

### Availability of Service

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

### Improvements Required

A routine requirement of the developer is to make any necessary utility and street extensions prior to development or major improvement of the property. These improvements generally include the following:

1. Sanitary sewer -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
2. Water -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
3. Storm Drainage -- Construction of planned basins and trunk lines will be required prior to street and property improvements.

4. Streets -- Street improvements will be required at the properties adjacent to one or more of the above stated right-of-ways prior to any development or major improvement. Street improvements include curb, gutter, sidewalk, and widening of the pavement.

#### Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City services.

#### Statement on the Conversion of Prime Agricultural Land

The Crossroads Addition will add approximately 63.5 acres of single family residential and commercial land to the City of Lodi. Development of the Crossroads Addition properties will result in the conversion of 63.5 acres of prime agricultural land. All of the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct new developments toward non-prime agricultural land.

The Crossroads Addition is a reasonable extension of the existing City limits. The addition is adjacent to the City on a majority of its east boundary. The entire east boundary of the addition fronts on Lower Sacramento Road. Lower Sacramento Road, Kettleman Lane, and Taylor Road will provide the properties with access to be served by City and other utilities. The Crossroads Addition is within the General Plan boundaries of the City and the City's utility system has been designed to serve the properties.



LORI WENTLAND MCINTOSH  
A REAL ESTATE DEVELOPMENT CORPORATION

9 February 1994

Mr. Jim Schroder  
Community Development Director  
City of Lodi  
Lodi, California 95241

Re: Annexation of APN 058-030-02  
Southwest corner of Lower Sacramento Road and Kettleman Lane

Dear Mr. Schroder:

Submitted herewith is a complete set of annexation documents for the above-referenced 20-acre parcel and a check in the amount of \$1,775 for associated fees.

Please initiate annexation proceedings as soon as possible.

Yours truly,



Lori Wentland McIntosh  
President, LWM Southwest, Inc.  
Managing General Partner for  
Lodi Southwest Associates, L.P.

"GIVE-A-KEY"  
**GEWEKE**  
**PROPERTIES**



**RECEIVED**

FEB 03 1994



COMMUNITY  
DEVELOPMENT  
DEPARTMENT

February 2, 1994

Mr. Jim Schroeder,  
Community Development Director  
City of Lodi  
221 W. Pine Street  
Lodi, CA 95240

RE: Request for Annexation - NW Corner of Lower Sacramento Road  
& Highway 12 Kettleman Lane

Dear Jim,

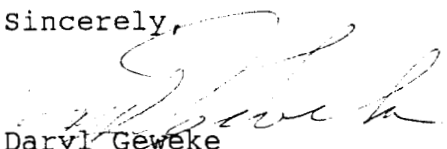
I would like to request that the City of Lodi initiate the appropriate proceedings to annex the above-captioned property into the City.

Enclosed please find applications for Annexation, Rezone, and General Plan Amendment entitlements. You will note that although the configuration of the Commercial & Residential areas differ from the General Plan, they comprise approximately the same acreage.

We have no development plans for the property at this time, other than the proposed Park and Ride lot on the corner which has been discussed with you and Richard Prima. It is our understanding that the City is awaiting word regarding the status of Measure K grant monies, which would be used to finance the Park and Ride facility.

Please feel free to contact Dale Gillespie in my office should you require any additional information to process our request.

Sincerely,

  
Daryl Geweke

DG/dng

LOCAL AGENCY FORMATION COMMISSION

**LAFCO**

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE  
STOCKTON, CALIFORNIA 95205  
PHONE: 209/468-3198

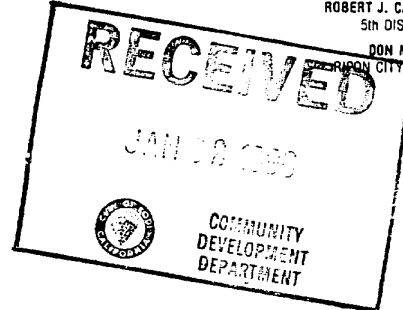
EXECUTIVE OFFICER  
GERALD F. SCOTT

LEGAL COUNSEL  
MICHAEL MCGREW  
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

WILLIAM L. PERRY, CHAIRMAN  
MANTECA MAYOR  
EDWARD A. SIMAS, VICE-CHAIRMAN  
3rd DISTRICT SUPERVISOR  
HAROLD R. NELSON  
PUBLIC MEMBER  
GEORGE L. BARBER  
4th DISTRICT SUPERVISOR  
STEVEN R. MCKEE  
LATHROP CITY COUNCIL MEMBER  
EVELYN L. COSTA, ALTERNATE  
PUBLIC MEMBER  
ROBERT J. CABRAL, ALTERNATE  
5th DISTRICT SUPERVISOR  
DON MOYER, ALTERNATE  
MILPITAS CITY COUNCIL MEMBER

December 27, 1995



TO: Cities and Special Districts  
FROM: Local Agency Formation commission  
SUBJECT: LAFCo's 1996 Tentative Meeting Schedule

Enclosed for your information is the Commission's tentative meeting schedule for 1996. It is considered "tentative" because meeting dates are commonly adjusted during the year when conflicts are identified.

The filing deadline applies to most applications; however, exceptionally complex proposals may require a greater lead time.

1996

TENTATIVE MEETING SCHEDULE

LOCAL AGENCY FORMATION COMMISSION

The Commission generally meets on the third Friday of each month at 10:00 a.m. in the Board of Supervisors Chambers, County Courthouse, Stockton, CA. However occasionally throughout the year conflicts arise requiring adjustment. This is a tentative schedule which could change. Filing deadline applies for most applications. Special circumstances of some complex proposals may require greater lead time.

<u>1996 MONTH</u>	<u>MEETING DATE</u>	(1) <u>DEADLINE FOR FILING</u>
January	Jan 19	Dec 11
February	Feb 16	Jan 8
March	Mar 15	Feb 5
April	April 19	Mar 11
May	May 24*	Apr 15
June	June 21	May 13
July	July 19	June 10
August	Aug 16	July 8
September	Sept 20	Aug 12
October	Oct 18	Sept 9
November) ) Combine	Dec 13	Nov 4
December)		

(1) The filing deadline shall be 5 days earlier if the affected city or district has not given the Notice of Intent per G.C. Section 56800 (b); however such notice is not required for 100% owner-consent proposals.

\* Adjusted to 4th Friday

RESOLUTION NO. 96-10

A RESOLUTION OF THE LODI CITY COUNCIL  
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL  
AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED  
CROSSROADS ANNEXATION/REORGANIZATION, INCLUDING THE  
DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA  
PROPOSED FOR ANNEXATION TO THE CITY OF LODI

---

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising of 63.5 acres more or less adjacent to the City limits located at 570 East Taylor Road, 15201 North Lower Sacramento Road and 630 East State Route 12; and withdrawal of said 63.5 acres from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation and Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District, and San Joaquin County Resource Conservation District located within the area to be annexed to the City of Lodi, (APN's 027-050-14, 027-050-23, and 058-030-02), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;

(4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;

(5) The subject area is within the Lodi Sphere of Influence;

(6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Crossroads Reorganization" which includes annexation of a combined 63.5 acres more or less, and detachment from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: February 7, 1996

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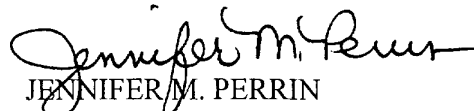
I hereby certify that Resolution No. 96-10 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 7, 1996 by the following vote:

AYES: Council Members - Mann, Pennino, Sieglock  
and Warner (Mayor)

NOES: Council Members - Davenport

ABSENT: Council Members - None

ABSTAIN: Council Members - None

  
JENNIFER M. PERRIN  
City Clerk



civil engineers

**BAUMBACH & PIAZZA, INC.**

**EXHIBIT A**

323 West Elm Street  
Lodi, California 95240

Phone (209) 368-6618  
FAX (209) 368-6610

January 25, 1996  
JOB NO. 93103 & 9419

**CROSSROADS REORGANIZATION  
TO CITY OF LODI**

A portion of the West half of Section 10 and the North half of Section 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

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CITY COUNCIL

DAVID P. WARNER, Mayor

PHILLIP A. PENNINO

Mayor Pro Tempore

RAY G. DAVENPORT

STEPHEN J. MANN

JACK A. SIEGLOCK

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET

P.O. BOX 3006

LODI, CALIFORNIA 95241-1910

(209) 333-6702

FAX (209) 333-6807

9/11 2/7  
H. DIXON FLYNN

City Manager

JENNIFER M. PERRIN

City Clerk

RANDALL A. HAYS

City Attorney

April 26, 1996

**RE: Crossroads Reorganization (LAFC 3-96)) Including Annexation to the City of Lodi and Detachment from Certain Territory Within The Area Proposed for Annexation to the City of Lodi**

To Whom It May Concern:

Please be advised that the above entitled reorganization and detachment has been completed and the LAFCO's Certificate of Completion was recorded with the San Joaquin County Recorder on April 25, 1996 as Instrument No. 96043904. The jurisdictional change is complete and effective as of the date of recording.

A copy of the map delineating the boundaries of the subject area is enclosed.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,

  
Jennifer M. Perrin  
City Clerk

JMP

Enclosure



RESOLUTION NO. 96-10

A RESOLUTION OF THE LODI CITY COUNCIL  
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL  
AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED  
CROSSROADS ANNEXATION/REORGANIZATION, INCLUDING THE  
DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA  
PROPOSED FOR ANNEXATION TO THE CITY OF LODI

---

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising of 63.5 acres more or less adjacent to the City limits located at 570 East Taylor Road, 15201 North Lower Sacramento Road and 630 East State Route 12; and withdrawal of said 63.5 acres from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation and Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District, and San Joaquin County Resource Conservation District located within the area to be annexed to the City of Lodi, (APN's 027-050-14, 027-050-23, and 058-030-02), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

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Dated: February 7, 1996

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ABSENT: Council Members - None

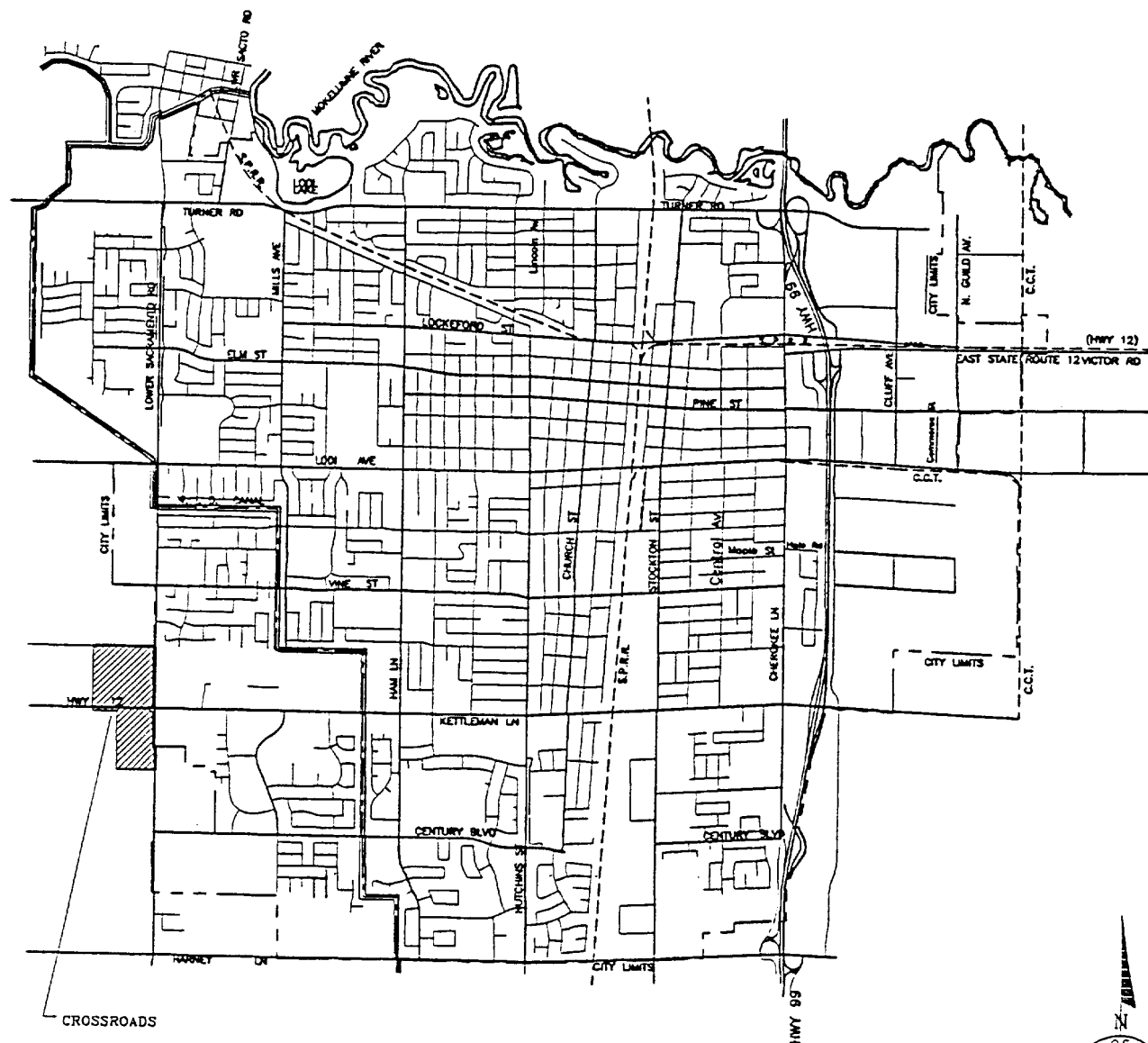
ABSTAIN: Council Members - None

  
JENNIFER M. PERRIN  
City Clerk

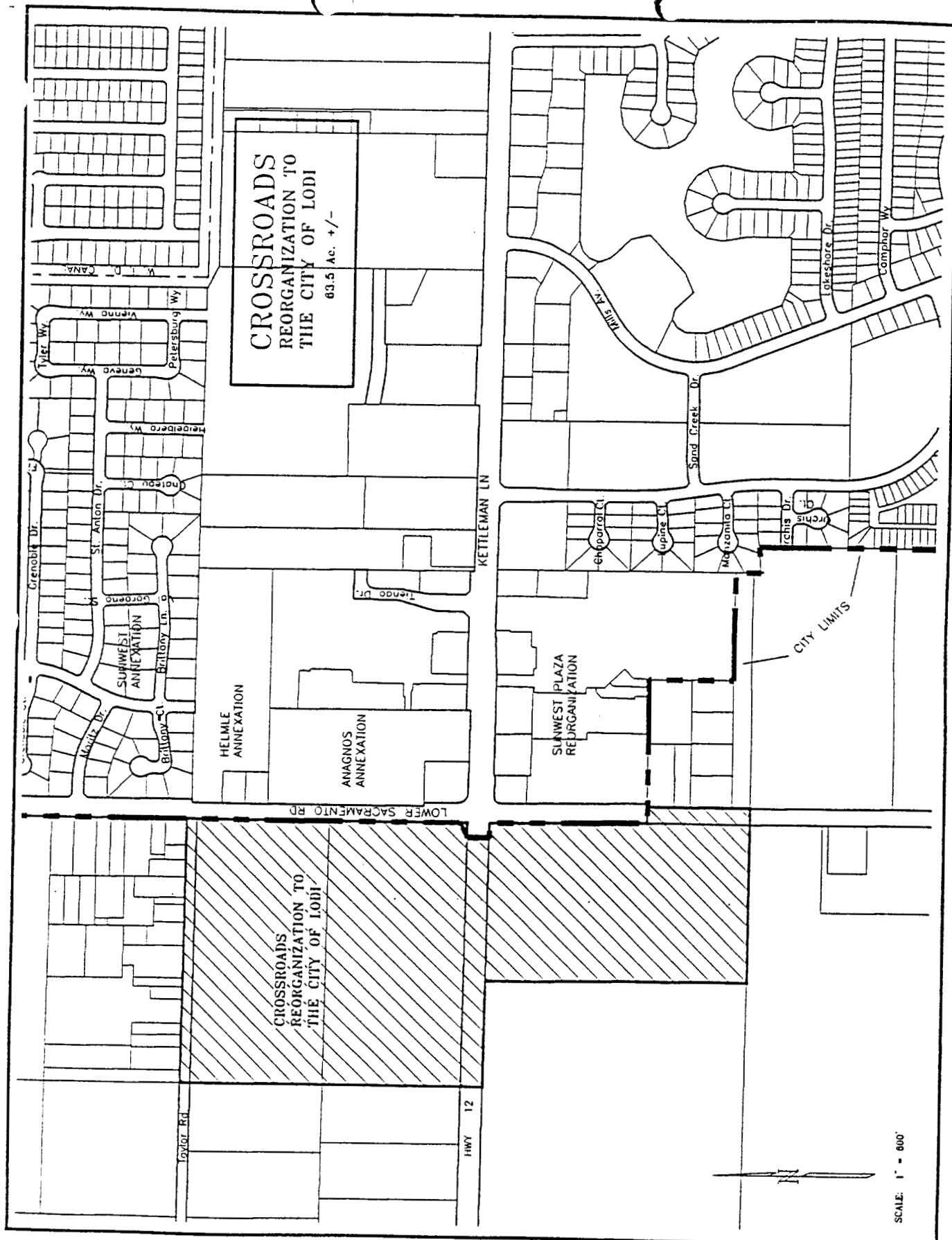


COMMUNITY DEVELOPMENT  
DEPARTMENT

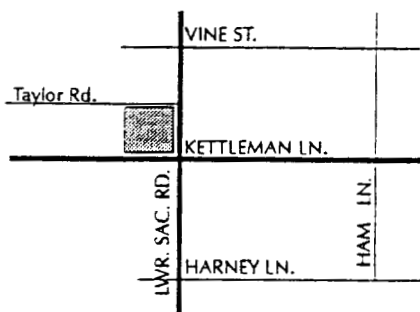
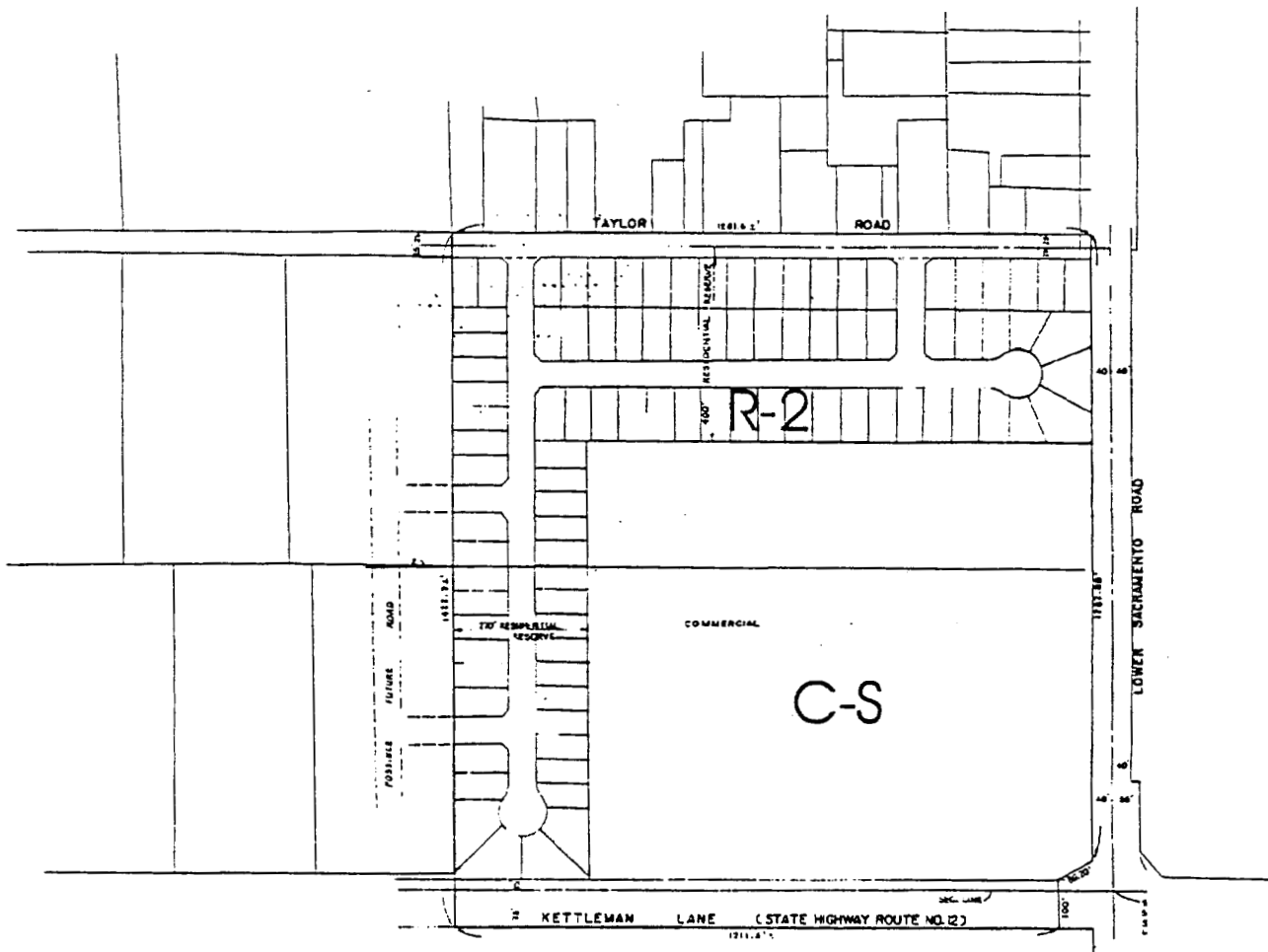
CROSSROADS REORGANIZATION  
VICINITY MAP



MAP No. 1



MAP No. 2



VICINITY MAP



Daryl Geweke  
 GPA, Prezone, & Annex  
 15201 N. Lwr. Sacramento Rd. and  
 570 E. Taylor Rd. R-2 & C-S  
 GPALU 95-2  
 Z-95-05  
 5-22-95

MAP No. 3

civil engineers

EXHIBIT A

323 West Elm Street  
Lodi, California 95240



**BAUMBACH & PIAZZA, INC.**

Phone (209) 368-6618  
FAX (209) 368-6610

January 25, 1996  
JOB NO. 93103 & 9419

**CROSSROADS REORGANIZATION  
TO CITY OF LODI**

A portion of the West half of Section 10 and the North half of Section 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at the Point of Intersection of the West line of Lower Sacramento Road (80 feet wide) and the centerline of Taylor Road (50 feet wide), said point also being the most southwesterly corner of the Sunwest IV Annexation to the City of Lodi; thence southerly along said West line, also being the West line of the HELMLE and ANAGNOS Annexations to the City of Lodi, 1257.88 feet more or less to the True Point of Beginning of the SUNWEST PLAZA Annexation to the City of Lodi; thence along the easterly line of said SUNWEST PLAZA Annexation South  $60^{\circ} 43' 27''$  West, 80.20 feet to the North line of Kettleman Lane; thence South  $0^{\circ} 38' 18''$  West, 100 feet to the South line of Kettleman Lane; thence along the South line of Kettleman South  $89^{\circ} 21' 42''$  East, 71.5 feet more or less to the West line of Lower Sacramento Road; thence southerly along said West line also being the western boundary of the Sunwest Plaza Reorganization 746.12 feet; thence easterly along the southern boundary of the Sunwest Plaza Reorganization 80 feet to the East line of Lower Sacramento Road; thence southerly along said East line 500.3 feet more or less to the South line of the North half of said Section 15; thence westerly along said South line last described 815.5 feet; thence northerly parallel to the East line of the Northwest quarter of said Section 15, 1246 feet to the South line of Kettleman Lane; thence along the South line of Kettleman Lane 546 feet more or less to the southerly projection of the West line of Lot 10 of the Taylor Tract as filed in Volume 3 of Maps and Plats, page 47, San Joaquin County Records; thence northerly along said projected line 1398.9 feet more or less to the Northwest corner of Lot 7 of said Taylor Tract; thence continue northerly 25 feet to the North line of Taylor Road (50 feet wide); thence easterly along the North line of Taylor Road 1281.5 feet more or less to the West line of Lower Sacramento Road; thence southerly along the West line of Lower Sacramento Road 25 feet to the Point of Beginning and containing 63.5 acres more or less.



**BRIDGETOWN II REORGANIZATION  
COMPLETION OF ANNEXATION  
MAILING LIST**

**Growth Manager  
Main Post Office  
4245 West Lane  
Stockton, CA 95208-9607**

**ISO - Commercial Risk Services  
3000 Executive Parkway, Suite 510  
P.O. Box 5126  
San Ramon, CA 94583**

**Lodi Unified School District  
Superintendent  
1305 East Vine Street  
Lodi, CA 95240-3148**

**Northern San Joaquin County  
Mosquito Abatement District  
200 North Beckman Road  
Lodi, CA 95240**

**Pacific Gas & Electric Company (PG&E)  
Attention: Jim Fortney  
12 West Pine Street  
Lodi, CA 95240**

Four copies of the map and one copy of the resolution.

**Sacramento-San Joaquin County  
Drainage District  
1416 - 9th Street, Room 335  
Sacramento, CA 95814**

**Sanitary City Disposal Company  
P.O. Box 319  
Lodi, CA 95241**

One copy of resolution and one map (State law has it controlled so that if a property owner in the area is presently contracting with a scavenger service, the City cannot take over for five years).

**San Joaquin County  
Air Pollution Control Board  
1601 East Hazelton Avenue  
Stockton, CA 95205**

**San Joaquin County  
Assessor's Office  
24 South Hunter, Room 303  
Stockton, CA 95202**

One copy of resolution and one map.

**San Joaquin County  
Auditor-Controller  
222 East Weber Avenue  
Stockton, CA 95202**

One copy of resolution and one map.

**San Joaquin County Clerk  
222 East Weber, Room 303  
Stockton, CA 95201**

One copy of resolution and two maps.

**San Joaquin County  
Election Department  
P.O. Box 810  
Stockton, CA 95201**

One copy of resolution and one map which has proposed block numbering, etc., on it; also advise how many residents are presently in the area and how many of these are now registered voters.

**San Joaquin County  
Flood Control and  
Water Conservation District  
1810 East Hazelton Avenue  
Stockton, CA 95205**

**San Joaquin County  
Local Health District  
District Health Officer  
P.O. Box 2009  
Stockton, CA 95201**

One copy of resolution and one map.

**San Joaquin County  
Planning Department  
P.O. Box 1810  
Stockton, CA 95201**

**San Joaquin County  
Public Works Department  
P.O. Box 1810  
Stockton, CA 95202**

One copy of resolution and one map.

**San Joaquin County  
Sheriff's Department  
222 East Weber Avenue  
Stockton, CA 95202**

One copy of resolution and one of map advising this area is now the responsibility of the Lodi Fire Department.

**State Board of Equalization  
Local Tax Unit  
P.O. Box 942879  
Sacramento, CA 95808**

Two maps (**DO NOT DUPLEX**), showing the proposed street numbering; or two lists of all streets with inclusive number; in either case, the streets must be delineated on the maps. If the territory is undeveloped, a statement to that effect should be placed on the map. The maps should clearly define the existing city limits and the area which has been annexed. If the annexation map does not show adjacent city streets, then a locator map should also be provided. Also, when the city and county are using different block numbering systems for the same area, they should be provided with both. Advise principal uses in the area, and what businesses exist now, giving names and addresses. Do not run back to back, mark "undeveloped" if street numbers are not in.



**State Controller  
State of California  
300 Capitol Mall  
Sacramento, CA 95814**

**State Alcoholic Beverage Control  
State of California  
East Channel  
Stockton, CA 95202**

One copy of resolution and one map. Advise how many dwelling units, present use of land, **31** and population in the area at present.

**State Department of Transportation  
State of California  
Attention: Jay J. Fisher, P.E.  
P.O. Box 2048  
Stockton, CA 95201**

Three each map and description and one copy of resolution.

**Woodbridge Rural County  
Fire Protection District  
P.O. Box 186  
Woodbridge, CA 95258**

One copy of resolution and one map.

**Letter to property owners in the  
annexation:**

1. **Dale Gillespie  
c/o Geweke Properties  
P.O. Box 1210  
Lodi, CA 95241**
2. **Lori McIntosh, President  
Lodi Southwest Associates  
301 S. Ham Lane, Suite A  
Lodi, CA 95242**

**Miscellaneous**

1. **SJC Resource Conservation District  
1222 Monaco Ct. #23  
Stockton, CA 95207**
2. **Woodbridge Irrigation District  
18777 N. Lower Sacramento Road  
Woodbridge, CA 95258**
3. **North San Joaquin Water Conservation District**

***Jack Ronsko  
Public Works Director***

***Hank Howard  
Fire Chief***

***Konradt Bartlam  
Community Development Director***

***Ron Williamson  
Parks and Recreation Director***

***Police Department  
Attention: Geri Wilson  
Dispatch Supervisor***

***Kay Tamura  
Public Works Department***

***Vicky McAthie  
Finance Director***

***Kathleen Andrade  
Librarian***

***Larry Hansen  
Police Chief***

***Alan Vallow  
Electric Utility Director***

***Maxine Cadwallader  
Finance Department***

***Sharon Welch  
Public Works Department***

CITY COUNCIL

DAVID P. WARNER, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
RAY G. DAVENPORT  
STEPHEN J. MANN  
JACK A. SIEGLOCK

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6702  
FAX (209) 333-6807

H. DIXON FLYNN  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
RANDALL A. HAYS  
City Attorney

February 14, 1996

Mr. Gerald Scott  
Executive Officer  
Local Agency Formation Commission  
1860 East Hazelton Street  
Stockton, CA 95205

Dear Mr. Scott:

Enclosed herewith please find four certified copies of Resolution No. 96-10 entitled, "A Resolution of the Lodi City Council for Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed Crossroads Annexation/Reorganization, Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- Three copies of Justification of Proposal;
- Fifteen copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office;
- Fifteen copies of maps showing affected territory; and
- Filing and processing fees in accordance with LAFCO fee schedule (\$2,375).

Should you need additional information or have any questions regarding this matter, please do not hesitate to call.

Sincerely,

  
Jennifer M. Perrin  
City Clerk

JMP

Enclosures

cc: James B. Schroeder, Community Development Director

lapplic.doc

RESOLUTION NO. 96-10

A RESOLUTION OF THE LODI CITY COUNCIL  
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL  
AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED  
CROSSROADS ANNEXATION/REORGANIZATION, INCLUDING THE  
DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA  
PROPOSED FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising of 63.5 acres more or less adjacent to the City limits located at 570 East Taylor Road, 15201 North Lower Sacramento Road and 630 East State Route 12; and withdrawal of said 63.5 acres from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation and Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District, and San Joaquin County Resource Conservation District located within the area to be annexed to the City of Lodi, (APN's 027-050-14, 027-050-23, and 058-030-02), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

(1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;

(2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;

(3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;

(4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;

(5) The subject area is within the Lodi Sphere of Influence;

(6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Crossroads Reorganization" which includes annexation of a combined 63.5 acres more or less, and detachment from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: February 7, 1996

=====

I hereby certify that Resolution No. 96-10 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 7, 1996 by the following vote:

AYES: Council Members - Mann, Pennino, Sieglock  
and Warner (Mayor)

NOES: Council Members - Davenport

ABSENT: Council Members - None

ABSTAIN: Council Members - None

  
JENNIFER M. PERRIN  
City Clerk



civil engineers

**BAUMBACH & PIAZZA, INC.**

**EXHIBIT A**

323 West Elm Street  
Lodi, California 95240

Phone (209) 368-6618  
FAX (209) 368-6610

January 25, 1996  
JOB NO. 93103 & 9419

**CROSSROADS REORGANIZATION  
TO CITY OF LODI**

A portion of the West half of Section 10 and the North half of Section 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at the Point of Intersection of the West line of Lower Sacramento Road (80 feet wide) and the centerline of Taylor Road (50 feet wide), said point also being the most southwesterly corner of the Sunwest IV Annexation to the City of Lodi; thence southerly along said West line, also being the West line of the HELMLE and ANAGNOS Annexations to the City of Lodi, 1257.88 feet more or less to the True Point of Beginning of the SUNWEST PLAZA Annexation to the City of Lodi; thence along the easterly line of said SUNWEST PLAZA Annexation South 60° 43' 27" West, 80.20 feet to the North line of Kettleman Lane; thence South 0° 38' 18" West, 100 feet to the South line of Kettleman Lane; thence along the South line of Kettleman South 89° 21' 42" East, 71.5 feet more or less to the West line of Lower Sacramento Road; thence southerly along said West line also being the western boundary of the Sunwest Plaza Reorganization 746.12 feet; thence easterly along the southern boundary of the Sunwest Plaza Reorganization 80 feet to the East line of Lower Sacramento Road; thence southerly along said East line 500.3 feet more or less to the South line of the North half of said Section 15; thence westerly along said South line last described 815.5 feet; thence northerly parallel to the East line of the Northwest quarter of said Section 15, 1246 feet to the South line of Kettleman Lane; thence along the South line of Kettleman Lane 546 feet more or less to the southerly projection of the West line of Lot 10 of the Taylor Tract as filed in Volume 3 of Maps and Plats, page 47, San Joaquin County Records; thence northerly along said projected line 1398.9 feet more or less to the Northwest corner of Lot 7 of said Taylor Tract; thence continue northerly 25 feet to the North line of Taylor Road (50 feet wide); thence easterly along the North line of Taylor Road 1281.5 feet more or less to the West line of Lower Sacramento Road; thence southerly along the West line of Lower Sacramento Road 25 feet to the Point of Beginning and containing 63.5 acres more or less.



**JUSTIFICATION OF PROPOSAL  
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES**

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY

c/o Gerald F. Scott, Executive Officer

1810 E. Hazelton

Stockton, CA 95205

(209) 468-3198

Date: January 12, 1996

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

\_\_\_\_\_ incorporate a city

\_\_\_\_\_ form a district

  X   annex territory to an agency

\_\_\_\_\_ consolidate existing agencies

\_\_\_\_\_ disincorporate a city

\_\_\_\_\_ dissolve a district

  X   detach territory from an

agency

To further deliberations by the Commission, we submit the following:

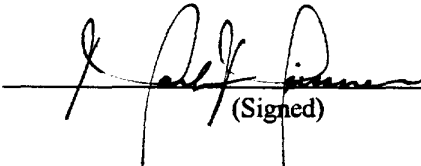
1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8.5" 11" which is the most preferable size and shall be no larger than 18"X 26").
4. Filing an processing fees in accordance with LAFCO fee schedule.

The following person (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

<u>Lori Wentland McIntosh</u>	<u>801 S. Ham Lane, Suite B, Lodi, CA 95242</u>	<u>(209) 333-0904</u>
(Name)	(Address)	(Phone)

<u>Daryl Geweke</u>	<u>P.O. Box 1210, Lodi, CA 95241</u>	<u>(209) 333-6500</u>
(Name)	(Address)	(Phone)

<u>Jennifer Perrin</u>	<u>P.O. Box 3006, Lodi, CA 95241-1910</u>	<u>(209) 333-6702</u>
(Name)	(Address)	(Phone)

  
(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed—designate affected agencies and annexation by name:  
CROSSROADS ANNEXATION  
Annex territory to the City of Lodi. Detach from Woodbridge Rural County Fire Protection District, Woodbridge Irrigation and Water Conservation District, and San Joaquin County Resource Conservation District.
2. Statutory provisions governing proceedings:  
Local Government Reorganization Act 1985
3. Do proposed boundaries create an island or corridor of unincorporated territory? No
4. Do proposed boundaries split lines of assessment or ownership? No
5. Land area affected: Square miles .099 Acres 63.5
6. Population in subject area: 0 Number or registered voters: 0
7. Registered voter density (per acre): 0  
Number of dwelling units: 0
8. Estimate of population increase in next 10 years: 320
9. Present land use of subject area: Agriculture, Row Crops.
10. What is the intended development of this area: Approx. 46.2 acres of Shopping Center with Parking, and 17.3 acres of low density residential.
11. Present zoning: GA-40, General Agriculture (County)
12. Describe proposed zoning changes: 46.2 acres, will be zoned C-S, commercial shopping which allows for the development of a shopping center.. The remaining land, approximately 17.3 acres, will be zoned R-2, residential single family allowing one dwelling per 5,000 square foot or larger lot, with the provision for duplexes on corner lots of 6,000 square foot or larger.
13. Assessed value of land: \$ 373,742
14. Assessed value of improvements: \$ 1,935
15. Value of publicly owned land in area: \$ 0
16. Governmental services required by this proposal which are not presently available: City services including: water, sewer, storm drainage, police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? County services: Woodbridge Rural County Fire Protection District, private well and septic system, and San Joaquin County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Existing streets, water, sewer, and storm drain lines must be extended into the project area.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No estimate is available.
20. How will such costs be met? Street improvements and utility extensions will be done by the developer at his expense. In addition, the developer will be required to pay development impact mitigation fees to help cover the costs of existing and future capital improvements.
21. Will provisions of this proposal impose greater than normal burden on servicing<sup>g</sup> agency or affected property? No.
22. Check here if you are submitting further comments and evaluations on additional pages. ☐

Important Notice Regarding Disclosure of Campaign Contributions Made to LAFCO Commissioners on Page 3.  
(Rev. 4-85)



NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Data March 1, 1995 Project Title: GEWEKE WEST ADDITION GENERAL PLAN AMENDMENT AND PREZONING

Responsible Agency: Lodi Planning Dept. Contact Person: Mark Meissner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

Geweke Properties

Address:	City:	County:
<u>P.O. Box 1210</u>	<u>Lodi</u>	<u>San Joaquin</u>

Area Code:	Phone;
<u>(209)</u>	<u>334-6500</u>

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

General Plan Land Use Amendment, prezoning and annexation of 15201 N. Lower Sacramento

Road (APN's 027-050-14 and 23) to the City of Lodi. 17.3 acres will be prezoned

R-2, Single-Family Residential to contain 95 single-family homes. 19.7 acres will

be prezoned C-S; Commercial Shopping and will contain a shopping center fronting on

Lower Sacramento Road. The subdivision will be accessed from the north on Taylor

Road where it intersects with Lower Sacramento Road.

Project Location City	Project Location County
<u>LODI</u>	<u>SAN JOAQUIN COUNTY</u>

Last Date to Appeal:	Address Where Preliminary Environment Assessment is Available:
----------------------	--

March 25, 1995

LODI CITY PLANNING DEPT.  
221 W. Pine St., Lodi, CA 95240  
Phone: (209) 334-3634

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date March 1, 1995 Project Title: GEWEKE WEST ADDITION GENERAL PLAN AMENDMENT AND PREZONING

Responsible Agency: Lodi Planning Dept. Contact Person: Mark Meissner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

Geweke Properties

Address: P.O. Box 1210 City: Lodi County: San Joaquin

Area Code: (209) Phone: 334-6500

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

General Plan Land Use Amendment, prezoning and annexation of 15201 N. Lower Sacramento

Road (APN's 027-050-14 and 23) to the City of Lodi. 17.3 acres will be prezoned

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Lower Sacramento Road. The subdivision will be accessed from the north on Taylor

Road where it intersects with Lower Sacramento Road.

Project Location City LODI Project Location County SAN JOAQUIN COUNTY

Last Date to Appeal: March 25, 1995 Address Where Preliminary Environment Assessment is Available:

LODI CITY PLANNING DEPT.  
221 W. Pine St., Lodi, CA 95240  
Phone: (209) 334-6634

NEGATIVE DECLARATION

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Date March 1, 1995 Project Title: GEWEKE WEST ADDITION GENERAL PLAN AMENDMENT AND PREZONING

Responsible Agency: Lodi Planning Dept. Contact Person: Mark Meissner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

Geweke Properties

<u>Address:</u>	<u>City:</u>	<u>County:</u>
<u>P.O. Box 1210</u>	<u>Lodi</u>	<u>San Joaquin</u>

<u>Area Code:</u>	<u>Phone;</u>
<u>(209)</u>	<u>334-6500</u>

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

General Plan Land Use Amendment, prezoning and annexation of 15201 N. Lower Sacramento

Road (APN's 027-050-14 and 23) to the City of Lodi. 17.3 acres will be prezoned

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be prezoned C-S; Commercial Shopping and will contain a shopping center fronting on

Lower Sacramento Road. The subdivision will be accessed from the north on Taylor

Road where it intersects with Lower Sacramento Road.

<u>Project Location City</u>	<u>Project Location County</u>
<u>LODI</u>	<u>SAN JOAQUIN COUNTY</u>

<u>Last Date to Appeal:</u>	<u>Address Where Preliminary Environment Assessment is Available:</u>
-----------------------------	---

March 25, 1995

LODI CITY PLANNING DEPT.  
221 W. Pine St., Lodi, CA 95240  
Phone: (209) 334-5634

# Environmental Assessment INITIAL STUDY

- |    |   |   |
|----|---|---|
| 1. | <b>PROJECT TITLE</b>                              | General Plan Amendment and Rezone for Geweke West Annexation  |
| 2. | <b>LOCATION</b>                                   | 15201 N. Lower Sacramento Rd. APN 27-050-23 & 14 Northwest corner of Lwr. Sac and Hwy. 12   |
| 3. | <b>PROJECT DESCRIPTION:</b>                       | <p>The project consists of a General Plan land use amendment, a prezoning, and the annexation of the land to the City. The General Plan land use amendment is necessary to reconfigure the existing NCC, neighborhood community commercial, and PR, planned residential land use boundaries. The land use amendment will not affect the acreage of either use. In addition, the properties will be prezoned to C-S, commercial shopping, and R-2, single family residential to remain consistent with the general plan.</p> <p>Proposed development of the residential portion of the properties will consist of 95 single family homes on 17.3 acres. These homes will be located on the north and west portions of the annexation. The subdivision will be accessed from the north on Taylor Road which intersects with Lower Sacramento Road. The shopping center will front on the intersection of Kettleman Lane and Lower Sacramento Road and will consist of 19.7 acres.</p> |
| 4. | <b>General Plan Designation</b>                   | NCC, Neighborhood Community Commercial  |
| 5. | <b>Site Description and surrounding land use:</b> | <p>Parcels 027-050-23 and 14 are located near the south-west corner of Lodi. Kettleman Lane (Highway 12) runs along the length of the southern boundary of the properties, Lower Sacramento Road runs along the length of the eastern boundary of the properties, and Taylor Road runs along the northern boundary of the properties. The properties have no structures or development of any kind and are used for agricultural purposes. Each of the two properties are relatively flat with no extraordinary topographic features.</p> <p>Surrounding land uses of the proposed annexation consist of agricultural land to the south, a shopping center and gas station to the south-east, a gas station/liquor store to the east, a shopping center beyond the gas station to the east, single family homes to the north and north-east, vineyards to the north beyond the homes, and vineyards to the west. (see Map)</p>  |
| 6. | <b>Zoning (A) Existing (County), (B) Proposed</b> | <p>(A) GA-40, General Agriculture</p> <p>(B) C-S, Commercial Shopping &amp; R-2, Single Family Residential</p>  |

**Will the Project Have a Significant Effect Through Any of the Following Impacts?**

7.
  - a. Substantial alteration of natural topography, soil or subsoil features? **NO**
  - b. Substantially degrade surface or ground water quality? **NO**
  - c. Substantially deplete surface or ground water resources? **NO**
  - d. Substantially interfere with ground water flow or recharge? **NO**
  - e. Cause a significant affect related to flood, erosion or siltation? **NO**
  - f. Substantial interference with the habitat of any species of fish, wildlife or plant? **NO**

- g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? **MAYBE**
- h. Substantially increase ambient noise or glare level for adjoining areas? **MAYBE**
- i. Substantial reduction of existing cropland? **MAYBE**
- j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards? **NO**
- k. Have a substantial, demonstrable, negative aesthetic effect? **NO**
- l. Result in the disruption or alteration of an archeological, historical or paleontological site? **NO**
- m. Cause or allow substantial increase in consumption in any natural resources? **NO**
- n. Results in the use or waste of substantial amounts of fuel or energy? **NO**
- o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? **NO**
- p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? **MAYBE**
- q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? **MAYBE**
- r. Induce substantial growth, concentration or displacement of population? **NO**
- s. Result in an alteration or conflict with existing or planned land uses? **NO**
- t. Conflict with adopted plans, goals or policies of the City of Lodi? **NO**

**Adverse impacts of the project and their magnitude:**

7g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? During construction of the of future uses there may be substantial air emissions in the form of dust and diesel exhaust due to the use of earth moving and other construction equipment. The adverse impact on ambient air quality standards will be limited to the construction period of the project. Concentrations of traffic and auto emissions at the shopping center may also cause an impact to the air quality.

7h. Substantially increase ambient noise or glare level for adjoining areas? Increased amounts of traffic may cause a substantial impact to the surrounding areas of the project site; however, the impact can be mitigated. The parking lot of the shopping center will be lighted during the evenings. The lights may cause a significant amount of glare, but through the use of shielded or low level lighting the impact will be reduced.

7i. Substantial reduction of existing cropland?

7p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection?

7q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? A change in land use from residential to commercial will increase the planned traffic impact to a level beyond what was originally predicted. The traffic impact from the change in land use will be significant but can be mitigated with minor design changes.

**Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:**

**AIR QUALITY:** Buildout of the project site may cause a small decrease in ambient air quality standards and an increase in air emissions. Increased traffic in and around the project site may create a substantial increase in vehicle emissions for an area that was once vacant farm land.

Chapter 15, Air Quality, of the City of Lodi General Plan Environmental Impact Report states that "the City of Lodi will coordinate development project review with the San Joaquin County APCD in order to minimize future increases in vehicle travel and to assist in implementing any indirect source regulations adopted by the APCD."

The City of Lodi shall implement a number of mitigation measures prescribed by the San Joaquin Valley Unified Air Pollution Control District in order to reduce the potential impact from fugitive dust due to earth moving and other construction activities. The mitigations are listed as follows:

- All material excavated or graded should be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day.
- All clearing, grading earth moving or excavation activities shall cease during periods of high winds greater than 20 mph average over one hour.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, earth moving or excavation activities should be minimized at all times.
- On-site vehicle speed shall be limited to 15 mph.

In addition to construction impacts, air quality will be affected by an increase in vehicle emissions resulting from trips to and from the shopping center and residences. Impacts on air quality from vehicle emissions may not be significant or need mitigation; however, the City will continue to pursue trip reducing opportunities.

The City is acquiring land from the property owner to establish a park-and-ride lot. The City has previously been awarded funding from San Joaquin County to finance the installation of the park-and-ride lot. Funding was awarded from the Measure K tax established to reduce traffic congestion and encourage alternate transportation. The money was awarded because the intersection of Kettleman Lane and Lower Sacramento Road involves two major thoroughfares and is considered a prime location for a ride-share facility.

The City will require as a condition of the Shopping Center's Use Permit, facilities for a future fixed route bussing system, and for the existing dial-a-ride service. Facilities will include one or more of the following: curbside turnouts, site furniture, shelter, and a designated on-site route or stop.

Implementation of the mitigation measures listed above should reduce the temporary impacts on air quality from construction and reduce traffic congestion and vehicle emissions to less than significant levels. (Circulation impacts related to traffic are detailed below.)

**NOISE AND GLARE:** Future construction of a shopping center and its subsequent traffic may substantially increase ambient noise for the surrounding areas of the project site. Impacts resulting from traffic noise in and around the shopping center shall be reduced to a less than significant level through the use of sound reducing design elements.

The use of sound attenuation walls will protect the existing and future residences in the areas adjacent to the north and west of the shopping center from increases in traffic related sound levels. Sound walls are one of the regular conditions of development for all new commercial projects reviewed by the Site Plan and Architectural Review Committee (SPARC). The north and west boundaries of the project site will have a minimum of eight foot concrete block walls to keep traffic

noise on site. Configuration of the buildings on the site will also affect the amount of sound that will travel into the surrounding areas. SPARC will require that structures of the shopping center be placed to reduce the levels of direct and reflected noise.

Glare from the lighting in the parking lot of the shopping center may also have a significant impact on the surrounding properties. Mitigations for the potential impact from parking lot lighting glare will also be required by the Site Plan and Architectural Review Committee. Another regularly implemented requirement of commercial projects reviewed by SPARC is that the all lighting be shielded or low level. Shielded lighting is designed to direct all light toward the ground and will not allow excessive amounts of light to flood into adjacent areas. Low level lighting is used to limit the height of lamp poles and the distance light can flood into adjacent areas.

By implementing the mitigation measures listed above, the impacts from traffic noise and lighting glare will be reduced to less than significant levels.

**AGRICULTURAL LAND:** The City of Lodi General Plan has identified the conversion of agricultural land as an adverse impact of both residential and commercial development. The Land Use Element incorporates recommendations from the Mayor's Task Force which addresses several problems. With respect to the urbanization of agricultural land, the following problems were identified and addressed.

- "Premature and unplanned conversion of farm land."
- "Interference with productive agricultural activity."

In order to mitigate the adverse impacts of converting farm land to urban uses, Chapter Three of the General Plan specifies that the City shall encourage the preservation of agricultural uses surrounding the city and to discourage any premature urbanization of farmland. Specific policies in the conservation element of the General Plan are aimed at delaying the loss of prime agricultural lands and facilitating their continued use, including:

- Adopting a "right to farm" ordinance for adjacent owners of viable agricultural land.
- Designating an open space greenbelt around the urbanized area of the city.
- Support the continuation of agricultural uses on lands designated for urban uses until such time that urban development is imminent.
- Allow the continuation of viable agricultural activities around the City.

Annexing the Geweke West properties to the City will convert approximately 37 acres of agricultural land to urban uses. The land will be taken out of production, but its proximity to commercially developed City land reduces its suitability for continued farming.

Inappropriate and premature conversion of productive agricultural land would occur under "leap frog" development. "Leap frog" development involves development of land not adjacent to the City and having an "Agricultural" General Plan designation. This is not occurring with the proposed annexation.

Annexation of these properties for the development of their intended uses, and the implementation of existing City policies from the General Plan, will reduce impacts to a less than significant level.

**PUBLIC SERVICES:** Ninety-five new homes will increase the demand for or utilization of public services such as schools, fire and police protection. According to the City's General Plan, a 95 unit low density single family residential project will produce approximately 52 elementary school-age children, 13 middle school-age children, and 26 high school-age children. The additional students

would attend schools in the LUSD which is currently impacted due to overcrowding. In order to mitigate the problem of school overcrowding the project developer will be required to pay any school impact fees that may be in effect at the time of approval. Payment of the fees will help in funding capital improvements to reduce impacts to less than significant levels.

The increase in demand for fire protection may have a significant impact because the project is outside of the three minute response time area of existing fire stations. The following City policies will be implemented to reduce the potential impact to a less than significant level: "As areas are developed beyond the 3-minute standard, additional fire stations, capital equipment, and personnel shall be provided or alternative fire protection measures shall be required." "The City shall assess development fees on all new residential development sufficient to fund capital improvements and equipment required to provide fire protection."

The increase in demand for police protection for this proposed project will not have a significant impact on existing facilities.

**CIRCULATION:** Additional vehicle trips will change transportation patterns related to existing traffic loads, street capacity and parking availability. In order to mitigate the impacts from traffic related problems resulting from new development of this annexation and future annexations, "The City shall review new developments for consistency with the General Plan Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program, in addition to paying their fair share of the traffic impact fees." The traffic impact fee will be used to finance future improvements such as traffic signals and street widening projects for older intersections and streets recently congested by new development.

Although this project may be found to be consistent with the General Plan Circulation Element, the City's traffic engineering department has determined that the project's scale and complexity warrants a site specific traffic study. The study will be used to identify potential traffic increases and design alternatives to limit traffic congestion. The traffic impacts resulting from development of the project site will be limited to the immediate project area. For this reason we believe that the implementation of design alternatives identified in a site specific traffic study will be an adequate mitigation.

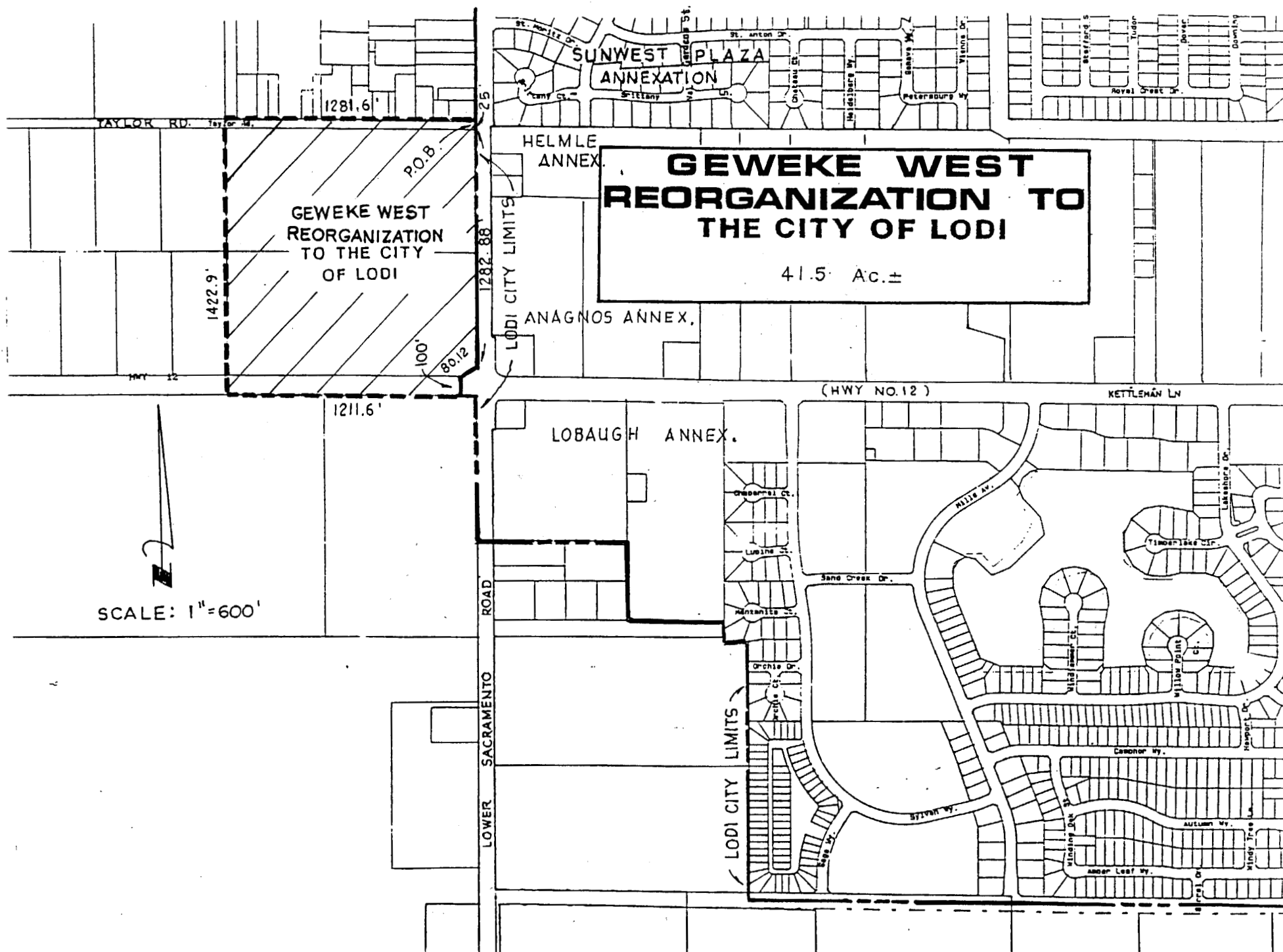
**RECOMMENDATION: MITIGATED NEGATIVE DECLARATION**

JAMES B. SCHROEDER

Environmental Review Officer

By  Date 3/1/95



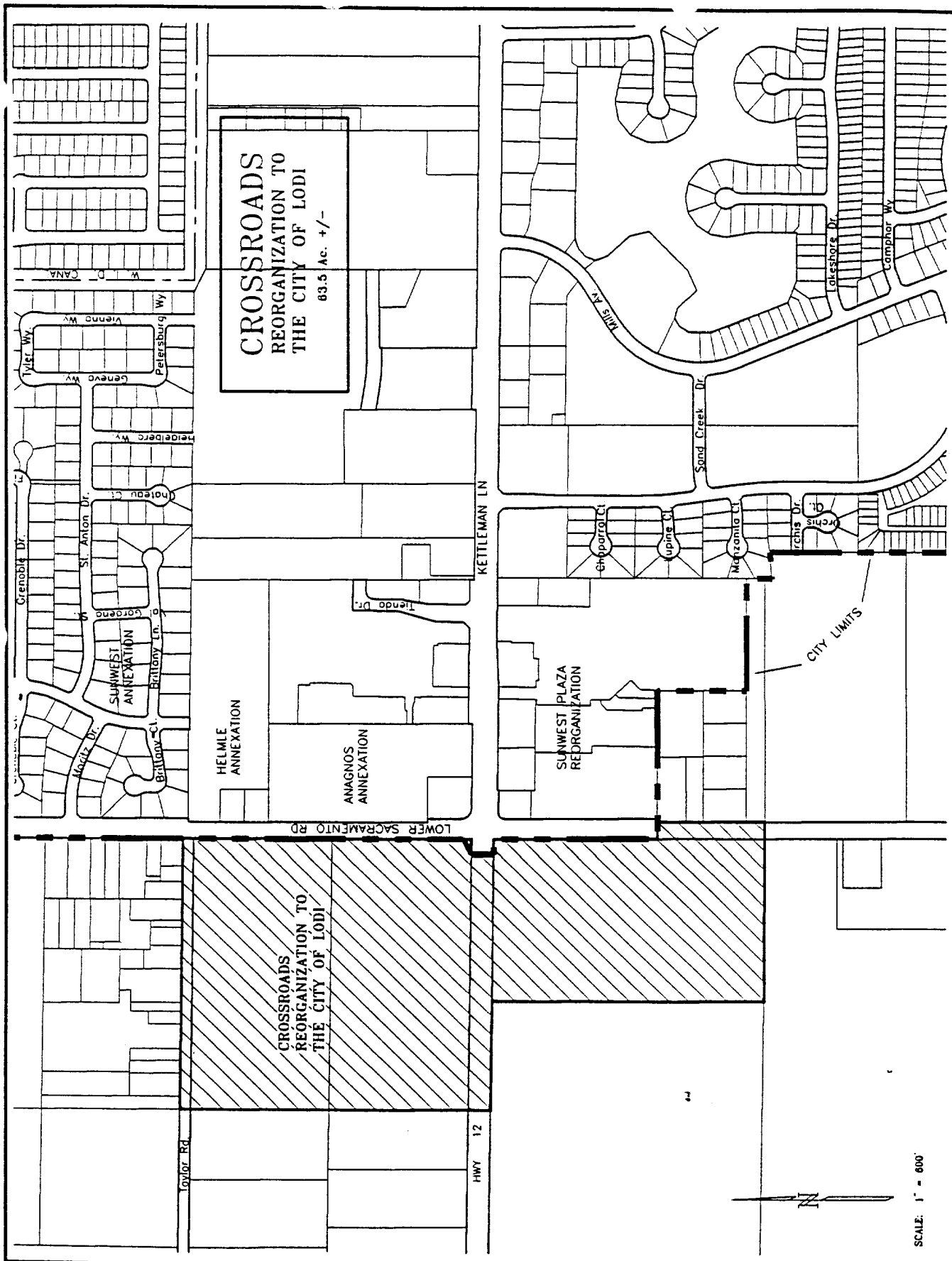


**BAUMBACH & PIAZZA, INC.**Phone (209) 368-6618  
FAX (209) 368-6610January 25, 1996  
JOB NO. 93103 & 9419**CROSSROADS REORGANIZATION  
TO CITY OF LODI**

A portion of the West half of Section 10 and the North half of Section 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at the Point of Intersection of the West line of Lower Sacramento Road (80 feet wide) and the centerline of Taylor Road (50 feet wide), said point also being the most southwesterly corner of the Sunwest IV Annexation to the City of Lodi; thence southerly along said West line, also being the West line of the HELMLE and ANAGNOS Annexations to the City of Lodi, 1257.88 feet more or less to the True Point of Beginning of the SUNWEST PLAZA Annexation to the City of Lodi; thence along the easterly line of said SUNWEST PLAZA Annexation South 60° 43' 27" West, 80.20 feet to the North line of Kettleman Lane; thence South 0° 38' 18" West, 100 feet to the South line of Kettleman Lane; thence along the South line of Kettleman South 89° 21' 42" East, 71.5 feet more or less to the West line of Lower Sacramento Road; thence southerly along said West line also being the western boundary of the Sunwest Plaza Reorganization 746.12 feet; thence easterly along the southern boundary of the Sunwest Plaza Reorganization 80 feet to the East line of Lower Sacramento Road; thence southerly along said East line 500.3 feet more or less to the South line of the North half of said Section 15; thence westerly along said South line last described 815.5 feet; thence northerly parallel to the East line of the Northwest quarter of said Section 15, 1246 feet to the South line of Kettleman Lane; thence along the South line of Kettleman Lane 546 feet more or less to the southerly projection of the West line of Lot 10 of the Taylor Tract as filed in Volume 3 of Maps and Plats, page 47, San Joaquin County Records; thence northerly along said projected line 1398.9 feet more or less to the Northwest corner of Lot 7 of said Taylor Tract; thence continue northerly 25 feet to the North line of Taylor Road (50 feet wide); thence easterly along the North line of Taylor Road 1281.5 feet more or less to the West line of Lower Sacramento Road; thence southerly along the West line of Lower Sacramento Road 25 feet to the Point of Beginning and containing 63.5 acres more or less.





CROSSROADS  
REORGANIZATION TO  
THE CITY OF LODI  
83.5 Ac. +/-

CROSSROADS  
REORGANIZATION TO  
THE CITY OF LODI

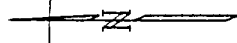
SUNWEST PLAZA  
REDORGANIZATION

HELMLE  
ANNEXATION

ANAGNOS  
ANNEXATION

SUNWEST  
ANNEXATION

CITY LIMITS

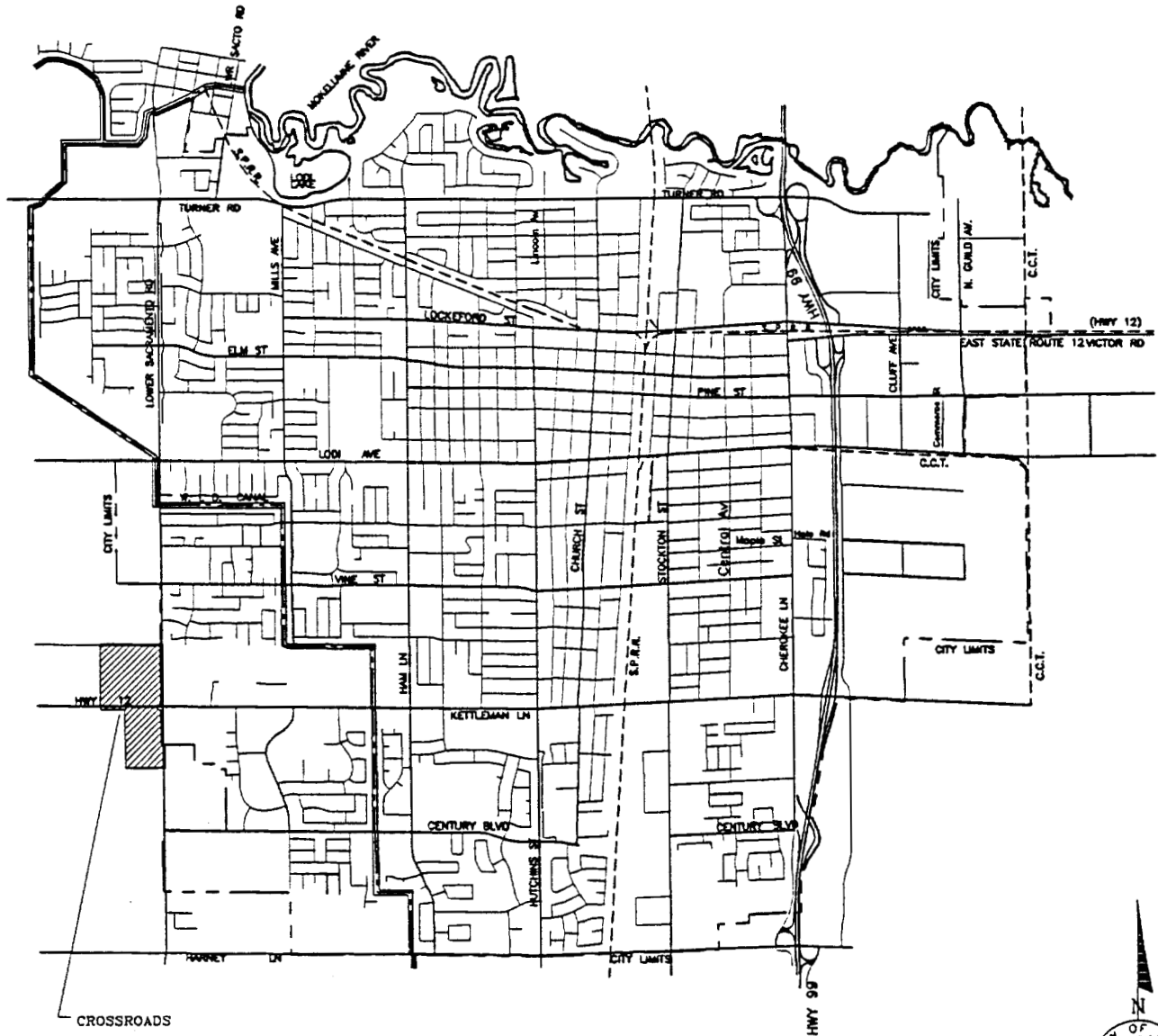


SCALE: 1" = 600'



COMMUNITY DEVELOPMENT  
DEPARTMENT

CROSSROADS REORGANIZATION  
VICINITY MAP



GEWEKE PROPERTIES  
DARYL W. AND OPAL L. GEWEKE  
P.O. BOX 1210  
LODI, CALIFORNIA 95241

6105

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*San Joaquin County Jail* \$ *1,187.50*

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Lodi, CA 95241-0940

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*App for Town Sacto*

*Jane S. Wheeler*  
*Jane S. Wheeler*

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LODI SOUTHWEST ASSOCIATES, L.P.  
301 S. HAM LANE, STE. A 209-339-0900  
LODI, CA 93242

1019

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the order of

L.A.F.C.O.

2-13-1976

\$ 1,187.50

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of Lodi  
NATIONAL ASSOCIATION  
701 South Main Street - Lodi, CA 93242

FOR

annex fee

*Charles A. Fiedler*

⑈001019⑈ ⑆121139627⑆ 0101126820⑈